

# INCLUSIONS



Every Homes by Mirvac designer home incorporates Standard Inclusions, a comprehensive selection of tried and tested finishes and fixtures selected by our experienced team of interior designers.

## Standard Inclusions

### 1. CONCRETE SLAB

- Engineer designed concrete slab to suit “H”, “S” and “M” classification soils

### 2. FRAMING

- 90mm stud frames throughout

### 3. CEILING HEIGHT

- 2595mm (nominal) ceiling height throughout

### 4. BRICKS

- Select Mirvac standard range of face bricks from Austral and PGH collections, in accordance with Design Guidelines where applicable (refer façade design)
- Mortar in natural grey or off-white with a choice of raked, ironed or flush joints (conditions apply), where applicable

### 5. EXTERIOR WALL CLADDING

- Select timber weatherboard cladding, where applicable (refer façade design)

### 6. INSULATION

- Minimum R3.5 batts to ceilings with roof over (excluding ceiling over garage)
- Minimum R1.5 batts to external walls (excluding garage walls)

### 7. ROOF SARKING

- Sarking to underside of roof for added weather protection

### 8. WINDOWS

- Painted timber windows to street façade or public space fronting façade and aluminium windows and sliding doors elsewhere in standard powdercoat range of colours including security keyed window and door locks

### 9. ROOFING

- Corrugated metal roof in select Colorbond colours and in accordance with Design Guidelines
- Colorbond fascia and Colorbond gutters in a range of colours
- Painted timber barge boards, where applicable and in accordance with Design Guidelines (refer façade design)

### 10. FRONT DOOR

- Select range of entrance doors in a paint finish with clear glass
- Sidelights where applicable are clear glazed

### 11. INTERNAL DOORS

- Pre-hung flush doors with paint finish with chrome finish hinges and latches

### 12. MOULDINGS

- 66x18mm pencil round, colonial or half splay profile primed pine skirting and architraves with paint finish

### 13. CORNICE

- 90mm coved cornice to all rooms
- 55mm coved cornice to wardrobes and linen cupboards

### 14. STAIRCASE

- Painted timber staircase with a choice of stop chamfered and plain timber balusters or 12x12mm brushed stainless steel balusters

\* Please note this specification only applies to 2 storey homes.

### 15. WARDROBES

- Powdercoat aluminium framed white colour backed glass or mirror sliding doors to bedroom robes (where indicated on plan) with one white melamine shelf and chrome hanging rail

### 16. LINEN CUPBOARD

- Included where shown on plan with 4 white melamine shelves

### 17. DOOR FURNITURE

- External doors: Lockwood Velocity range entry lever and paradigm deadlock in polished chrome
- Internal doors: Lockwood Velocity range internal lever in polished chrome
- Privacy sets to bedroom 1, ensuite, bathroom and powder room (where applicable)

### 18. GARAGE DOORS

- Colorbond sectional panel lift overhead door, select profiles

### 19. KITCHEN

- Laminate bench tops with tight form or 180 degree edge available in a range of Formica colours
- Laminate doors with square edge available in a select choice of colours with a select choice of handles
- Overhead cupboards as per plans, with low-formaldehyde joinery
- White melamine lining to interior of cupboards

### 20. KITCHEN APPLIANCES

- Westinghouse 60cm stainless steel, electric oven
- Westinghouse 60cm ceramic glass electric cooktop
- Electrolux stainless steel integrated rangehood to compliment cooktop size

### 21. KITCHEN SINK

- Clark Vital 1.75 bowl stainless steel sink

### 22. LAUNDRY TUB

- Clark 45 litre tub and white metal cabinet with hose hider

### 23. HOT WATER SYSTEM

- Rheem solar with electric booster hot water system

### 24. WALL AND FLOOR TILING

- Wall and Floor tiles from select builders' range
- Tiling heights - 2m high to shower, 1m high above floor level over bath, 300mm tiles over laundry tub and skirting tiles elsewhere
- Kitchen splashback wall tiles to underside of overhead cupboards
- Tiled inlay square floor wastes

### 25. VANITY UNITS

- Moulded acrylic bench top with integrated basin (white)
- Laminated doors with square edge available in a select range of Formica colours with a select choice of handles
- White melamine lining to interiors

### 26. VANITY MIRRORS

- Powdercoat aluminium framed mirrors to match shower screens

### 27. BATHROOM ACCESSORIES

- Stylus Venecia chrome double towel rail and toilet roll holder to bathroom and ensuite
- Stylus Venecia chrome towel ring and toilet roll holder to powder room or separate WC (where applicable)

### 28. BATH

- Caroma moulded acrylic bath (white) in tiled hob

### 29. TOILET SUITES

- Stylus Prima II close-coupled vitreous china toilet suite

### 30. SHOWER SCREENS

- Powdercoat aluminium shower screens with pivot doors on slimline acrylic white shower hobs

### 31. TAPS AND FITTINGS

- Stylus Venecia chrome sink mixer to kitchen (4-star WELS)
- Stylus Venecia mixers to all bathrooms, ensuite and powder room, where applicable (5-star WELS)
- Caroma all directional shower head to bathroom and ensuite
- Irwell pin bath spout
- Caroma Aqua chrome sink mixer to laundry tub with mini T-head washing machine taps under tub

### 32. PLUMBING

- Provision for dishwasher connection
- External - Front and rear garden taps

### 33. PAINTING

- Flat acrylic low-VOC Pure Performance three coat system paint to walls in select colours with Microban antibacterial protection
- Low-VOC paint to internal woodwork

### 34. ELECTRICAL

- 3 x double power points to Bed 1 and Living Area
  - 1 x double power point to wet areas and garage
  - 2 x double power points to Kitchen above benchtop and remaining rooms
  - Single power point to kitchen appliances
  - Light points to all rooms
  - External up/down wall light to entry and balcony (where applicable) and exterior wall sensor light to rear and laundry access
  - Circuit breakers and safety switches to all power and light points
  - Smoke detector direct wired with battery backup
  - 2 x TV points
  - 2 x Phone points
- ### 35. PEST CONTROL
- Physical termite barrier to home

The inclusions list was prepared prior to development approval, statutory approvals and commencement of construction. All inclusions shall be subject to compliance with site Design Guidelines. The standard inclusions list is current as at 09.02.21 and may change. Refer to your building contract for final inclusions. Please speak to a Mirvac Sales Consultant for further details.